

✓ Title One
Counter Filing



**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR
STRATFORD POINTE HOMEOWNERS ASSOCIATION**

This First Amended Declaration ("Amendment") is made by Stratford Pointe, Inc., a Texas corporation ("Declarant"). Stratford Pointe Homeowners Association, Inc. is hereinafter referred to as the "Association".

WHEREAS, a certain instrument entitled Declaration of Covenants, Conditions, Restrictions and Easements for Stratford Pointe Homeowners Association ("Original Declaration") was executed by Declarant and recorded as Document No. 2017035686, in the Official Public Records of Lubbock County, Texas; and

WHEREAS, Section 6.05(a) of the Declaration provides for certain requirements related to the size of improvements; and

WHEREAS, Declarant desires to amend Section 6.05(a) to reduce the minimum size of dwelling constructed on certain lots.

NOW THEREFORE, the undersigned Declarant pursuant to and in accordance with the provisions of the Declaration, amends the Declaration as follows:

Paragraph 6.05(a) of the Declaration is hereby deleted in its entirety and is replaced with the following: "(a) Each dwelling constructed on any Standard Lot shall contain a minimum of two thousand two hundred (2,200) square feet of air-conditioned floor area, exclusive of all porches, garages or breezeways."

This Amendment shall be effective upon the recordation of this Amendment in the office of the County Clerk of Lubbock County, Texas.

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the date written below.

[The remainder of this page intentionally left blank.]

EXECUTED this 22ND day of FEBRUARY, 2018.

DECLARANT:

STRATFORD POINTE, INC.
a Texas corporation

By: Nancy Turley
NANCY TURLEY
Its: SECRETREAS

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this the 22ND day of FEBRUARY 2018, by NANCY TURLEY, SECRETREAS of Stratford Pointe, Inc., a Texas corporation, on behalf of said corporation in his capacity as an officer of Stratford Pointe, Inc.

Carol Lynch
Notary Public, State of Texas
Carol Lynch
Printed Name
My Commission Expires: 12/29/19



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
02/26/2018 02:31 PM
FEE: \$30.00
2018006576

FIRST AMENDMENT TO DECLARATION